

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- March 22, 1967

Appeal No. 9118          James J. Johnson, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. Samuel Scrivener, Jr. absent, the following Order was entered at the meeting of the Board on March 28, 1967.

ORDERED:

That the appeal for permission to use existing garage in rear of 908 Kennedy Street, NW. as auto maintenance shop, lot 75, square 2995, be denied.

FINDINGS OF FACT:

- (1) The subject property is located in a C-2 District.
- (2) The property was inspected by the Board on March 21, 1967 and found to be improved with a single story cinder block building with access from a narrow public alley which comes to a dead end.
- (3) Appellant desires to use the building to store and maintain vehicles used in a water-proofing business, these being four trucks, two cars, and two gas operated mixers.
- (4) The property has a frontage of 23 feet on Kennedy Street, a depth of 142.50 feet and contains 3,277.50 square feet. A building faces Kennedy Street.
- (5) The garage is twenty-two (22) feet wide on the outside and twenty-eight (28) feet deep.
- (6) The abutting public alley is fifteen (15) feet at its widest point and narrows to a width of seven (7) feet and five (5) inches.
- (7) No opposition to the granting of this appeal was registered at the public hearing. The file contains two (2) letters from residents of the neighborhood in opposition to this appeal.

OPINION:

We are of the opinion that this appeal must be denied. Although this garage is located on commercially zoned land, it is located in a very congested neighborhood and is in close proximity to residentially zoned property. The alley is very narrow and can only be entered from one way. It deadends at this particular garage and is separated from residential property by this small alley. We believe that the use proposed for this structure would have an adverse effect upon adjacent and nearby property and would impair the present character and future development of this neighborhood.